

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Public Services – Registration & Stamps Department – Certain allegations against Sri I.Prasada Reddy, former Sub-Registrar, Chikkadapalli (now retired) – Disciplinary proceedings initiated under Rule 9 of Andhra Pradesh Revised Pension Rules read with Rule 20 of Andhra Pradesh Civil Services (CCA) Rules, 1991 - To impose a penalty of withholding 100% cut in pension and gratuity besides recovery of loss of revenue to the Government Exchequer to a tune of Rs.68,42,156/- Final orders – Issued.

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**REVENUE (VIG.VI) DEPARTMENT**

**G.O.Rt.No.676.**

Dated: 04.05.2012.  
Read the following:-

1. From the D.I.G., R & S, Hyderabad, Charge Memo.No.MV/704/2004, dated: 29.07.2004.
2. Sri I.Prasada Reddy, former Sub-Registrar, Chikkadapally Written Statement of Defence dated: 08.11.2004.
3. From the District Registrar, Nalgonda and R.E.O., Enquiry Report in Lr.No.646/DR/07, dated: 20.10.2007.
4. Govt. Memo.No.22485/Vig.VI (1)/2008-1, dated: 17.06.2008.
5. Sri I.Prasada Reddy, former Sub Registrar, Chikkadapally, Representation dated: 21.08.2008.
6. Govt. Memo.No.22485/Vig.VI (1)/2008-4, dated: 11.02.2010.
7. Sri I.Prasada Reddy, former Sub Registrar, Chikkadapally, Explanation dated: nil received on 22.07.2010.
8. Orders of A.P.A.T in O.A.No.2688/2011, dated: 28.04.2011.
9. Govt. Lr.No.22485/Vig.VI (1)/2008-7, dated: 18.07.2011.
10. From the Secretary, A.P.P.S.C., Hyderabad, Lr.No.1056/RT-I/1/2011, dated: 11.11.2011.
11. Govt. Lr.No.22485/Vig.VI (1)/2008-9, dated: 13.12.2011.
12. From the Secretary, A.P.P.S.C., Hyderabad, Lr.No.1056/RT-I/1/2011, dated: 02.01.2012 & 03.04.2012.
13. Govt. Memo.No.22485/Vig.VI (1)/2008-10, dated: 18.02.2012.
14. Sri I.Prasada Reddy, former Sub Registrar, Chikkadapally, Explanation dated: 16.04.2012.

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**ORDER:**

Whereas it has been brought to the notice of the Government that on the allegation of irregularities in registering certain documents, the following charges were framed by the Deputy Inspector General, Registration & Stamps, Hyderabad against Sri I.Prasada Reddy, former Sub Registrar, Chikkadapally (now retired) under Rule 20 of Andhra Pradesh Civil Services (CCA) Rules, 1991 in the reference 1<sup>st</sup> read above:-

**CHARGE-I:**

“That he has committed grave misconduct in registering (12) Sale Deeds by adopting lesser market value than the value available in the Market Value Guide Lines Register as against the properties involved in the Sale Deeds resulting huge loss of revenue to the exchequer and thus violated the departmental instructions for adopting of correct Market Value of the properties fixed in the Market Value Guide Line Register.”

**CHARGE-II:**

“That he has committed grave misconduct in registering documents No.1480/2000 consideration of Rs.4,05,00,000/- the Market Value of the property arrived by the SR is Rs.10,37,05,000/- the property

Mentioned in the Document is an Extent of 11914 Sq. Yards of Land and Structures (RCC&ACC) in H.No.1-7-147 (Mega city No.22). As per the Market Value Guide Lines Register maintained in the office of the rate prescribed for the above House No. is Rs.12,000/- per Sq. yard. The Sub Registrar has adopted the Market Value of Rs.12,000/- only 1104 Sq. yards (upto 100ft depth) and for the remaining land area of 10810 Sq. yards (after 100ft depth) a rate of Rs.7500/- was adopted. The Market Value adopted for the entire land area of 11914 Sq. yards is Rs.12,000/- per Sq. yard. Total market value to be adopted is 15,23,49,873/-. But Market Value adopted is Rs.10,37,05,000/-. Therefore a loss of revenue of Rs.65,67,129/- is noticed in the above said case. That he has exhibited lack of integrity, devotion to duty and conduct unbecoming of a Government Servant and thereby contravened Rule 3(1) and (2) of Andhra Pradesh Civil Services (CCA) Rules, 1964."

### **CHARGE-III:**

"That he has committed grave misconduct in registering documents No.229/2001. The property is Flat.No.203 in the building known as "PRITHVI EMERALD" IN PREMISES No.1.1.520 and 1.1.538 situated at Hughes Town Bakaram. As per the Market Value Guide Line Register the rate per Sq. yard for House No.1.1.538 as Rs.9,000/-. But the Sub Registrar calculated a rate of Rs.5,000/- per Sq. yard."

2. In reply to the charges, the Charged Officer submitted his written statement of defence in the reference 2<sup>nd</sup> read above. Regular enquiry was ordered in the matter. In the reference 3<sup>rd</sup> read above, the Regular Enquiry Officer after due enquiry has submitted his findings, holding that, Charge-I (except one document) & Charge-III were proved. The Enquiry Report was communicated to the Charged Officer vide reference 4<sup>th</sup> cited and the representation of the Charged Officer was also obtained in the reference 5<sup>th</sup> read above.

3. After examining the inquiry report and the representation of the Accused Officer on the findings of the Regular Enquiry Officer, a provisional decision was taken to impose a punishment of withholding 100% in pension and gratuity permanently besides recovery of loss of Revenue to the Government Exchequer to a tune of Rs.68,42,156/- on Sri I.Prasada Reddy, Sub Registrar (Retired) under Rule 9 of Andhra Pradesh Revised Pension Rules, 1980. Accordingly, a show cause notice was issued to the Charged Officer in the reference 13<sup>th</sup> read above. In reply to the show cause notice, the Charged Officer has submitted his explanation vide reference 14<sup>th</sup> read above.

4. In reply to the show cause notice, the Charged Officer has submitted his explanation and requested that the Government to consider his representation stating that he has acted in a bonafide manner and he has not committed any major irregularity and requested for dropping further action against him and to release the retirement benefits to him.

5. After examining the explanation of the Charged Officer, it is found that the points submitted by the Accused Officer in his explanation were exhaustively discussed by the both Regular Enquiry Officers in their report in depth with reference to act and rules in vogue and it is felt that it is the duty of the registering officer to adopt correct market values to the documents based on the recitals and also observed that in all the above documents, the Charged Officer has applied his discretion on location of the property without any evidence and applied different values by ignoring the market values fixed against the properties and the registering officer shall adopt the higher values available on the records for the purpose of computation of market value to the document and it is clear that he violated the rules in force. Hence, there are no grounds in his representation to consider the request of the Accused Officer.

6. Government accordingly have finally decided to impose a penalty of withholding 100% cut in pension and gratuity besides recovery of loss of revenue to the Government Exchequer to a tune of Rs.68,42,156/- against the Charged Officer as per Rules in consultation with Andhra Pradesh Public Service Commission. Accordingly, it is hereby order to impose a penalty of withholding 100% cut in pension and gratuity besides recovery of loss to the Government Exchequer to tune of revenue of Rs.68,42,156/- against Sri I.Prasada Reddy, Sub Registrar (Retired), Chikkadapally, Hyderabad for the irregularities committed by him. A copy of the advisory letter of Andhra Pradesh Public Service Commission 12<sup>th</sup> cited is herewith communicated as required under Rule 23 of Andhra Pradesh Civil Services (CCA) Rules.

7. The Commissioner and Inspector General, Registration & Stamps Department, A.P., Hyderabad is requested to take necessary further action accordingly in the matter.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**M.SAHOO  
PRINCIPAL SECRETARY TO GOVERNMENT**

**To**

Sri I.Prasada Reddy, Sub Registrar (Retired),  
R/o. H.No.4-6-46A, Vinayakanagar,  
Hanumaiah Nagar Road, Koritepadu, Guntur-7. (w.e)  
**(through C & I.G., R & S, A.P., Hyderabad)**  
The Commissioner and Inspector General,  
Registration & Stamps Department, A.P., Hyderabad.  
The Deputy Inspector General,  
Registration & Stamps Department, Guntur,  
at Dr. No.16-11-53, Swarnaprabha Complex,  
Arundalpet, 11/2, Guntur. (with a similar request)

**Copy to:**

- 1.** The Secretary,  
Andhra Pradesh Public Service Commission, Hyderabad.
- 2.** The Accountant General, A.P., Hyderabad.
- 3.** P.S to Principal Secretary to Government (R & S).
- 4.** CC.

// FORWARDED :: BY ORDER //

**SECTION OFFICER**